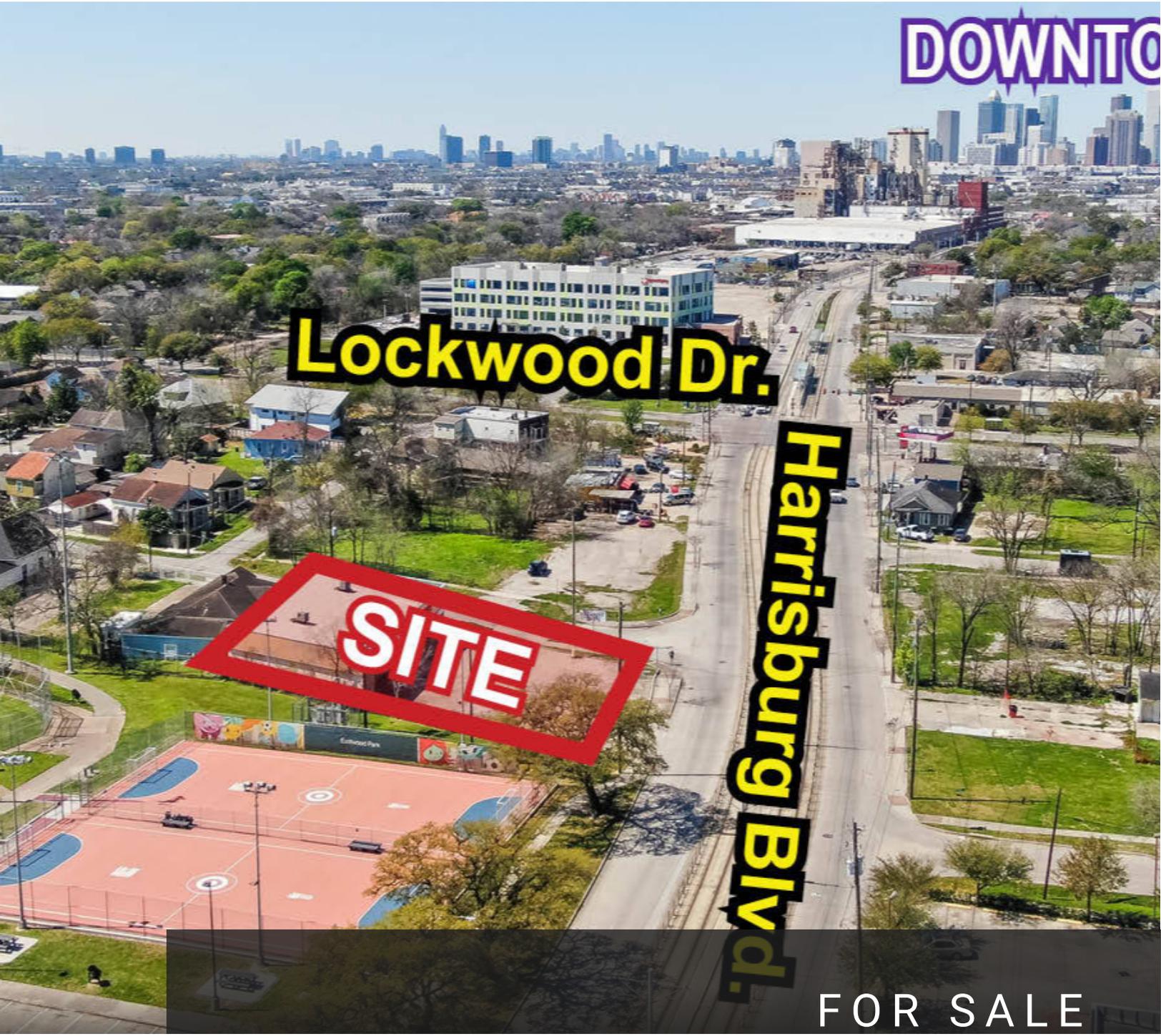


RETAIL FOR SALE

# RETAIL PROPERTY FOR SALE ON HARRISBURG

4906 HARRISBURG BLVD, HOUSTON, TX, 77011



FOR SALE

**KW COMMERCIAL TEXAS**  
1220 Augusta Drive, suite 300  
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

**ASH NOORANI**  
O: (832) 455-6486  
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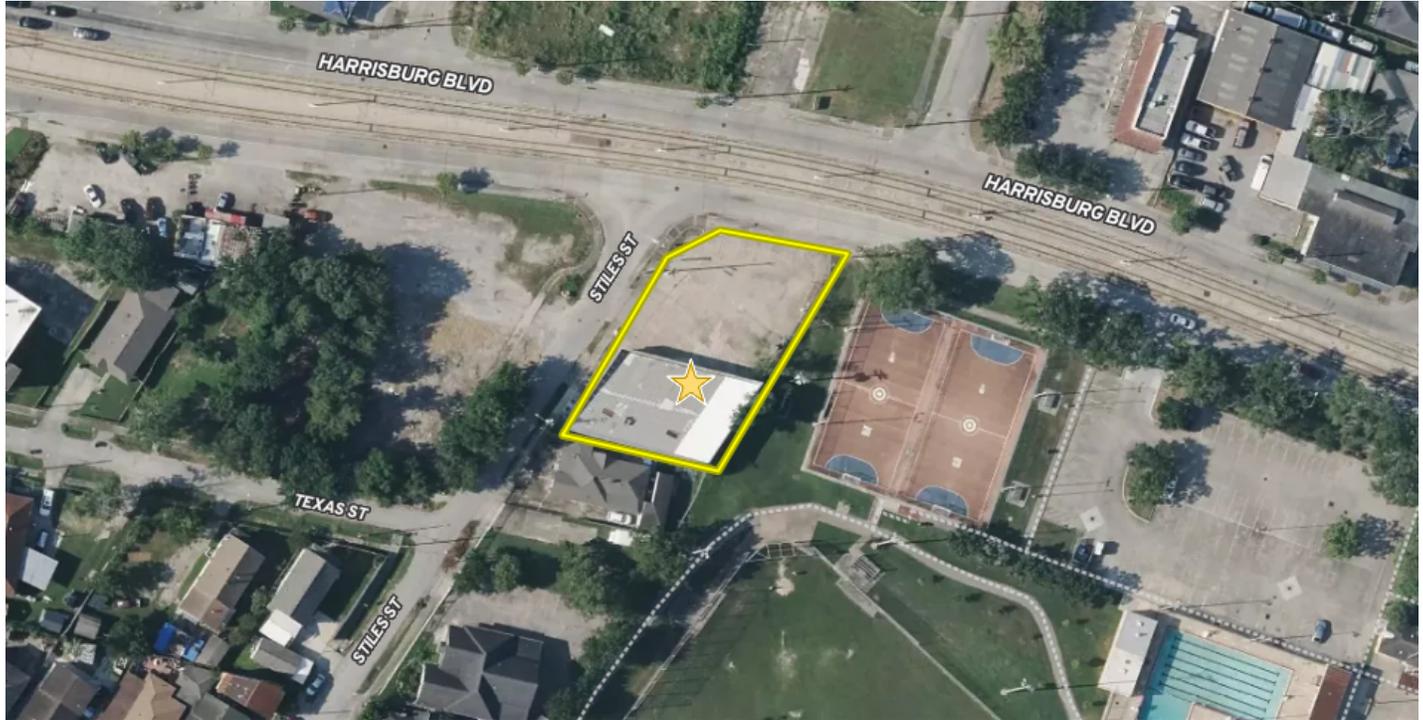
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# EXECUTIVE SUMMARY

4906 HARRISBURG BOULEVARD



## Offering Summary

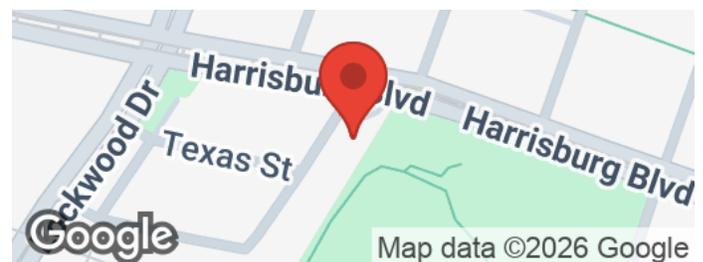
|                |               |
|----------------|---------------|
| Price:         | \$1,500,000   |
| Building SF:   | 4,994 SF      |
| Lot Size:      | 0.34 acre     |
| Frontage:      | 80.48 FT      |
| Year Built:    | 2000          |
| Parking:       | 22            |
| Parking Ratio: | 4.41/1,000 SF |

## Property Overview

Positioned at 4906 Harrisburg Blvd, Houston, TX 77011, this commercial property sits along a high-traffic, high-visibility corridor in one of Houston's most active urban submarkets. The site benefits from strong exposure to daily commuter traffic and easy access to surrounding residential neighborhoods and nearby commercial activity.

The property features a 4,994 SF building on a 0.34-acre lot, with approximately 80.48 feet of frontage along Harrisburg Blvd. Built in 2000, the site offers 22 on-site parking spaces with a parking ratio of 4.41 per 1,000 SF, supporting a wide range of retail, service, or office uses.

The surrounding trade area is supported by solid demographics, with a 3-mile population of 160,967 and a median household income of \$67,003, making this an attractive opportunity for investors or owner-users seeking a well-positioned property with strong visibility and consistent traffic in an established Houston market.



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# AERIAL MAP

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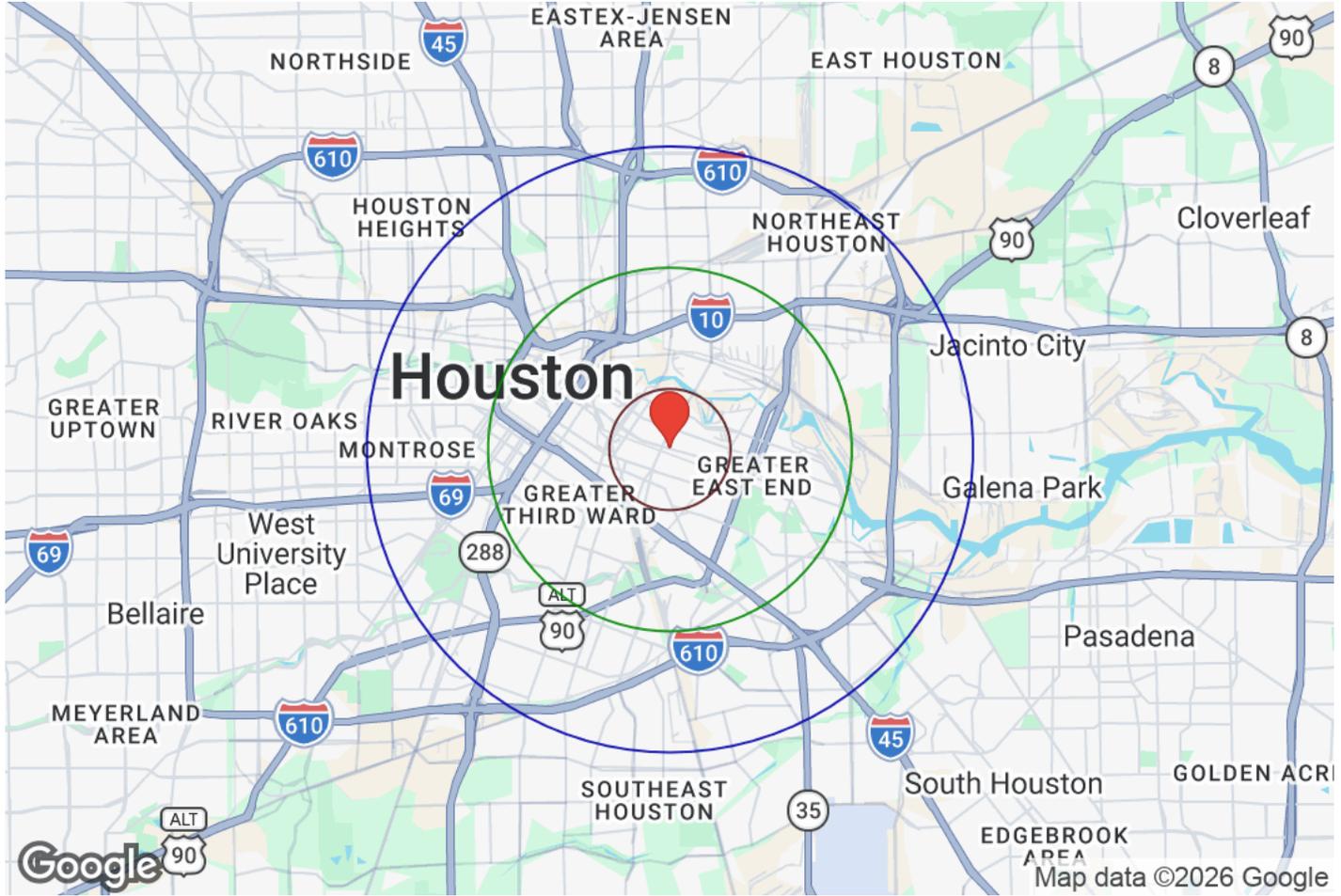
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# DEMOGRAPHICS

4906 HARRISBURG BOULEVARD



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

| Population       | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male             | 9,790  | 95,152  | 227,578 |
| Female           | 8,741  | 65,815  | 187,577 |
| Total Population | 18,531 | 160,967 | 415,155 |

| Race / Ethnicity | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| White            | 3,191  | 30,439  | 95,154  |
| Black            | 1,288  | 36,330  | 91,459  |
| Am In/AK Nat     | 28     | 209     | 498     |
| Hawaiian         | 4      | 48      | 125     |
| Hispanic         | 13,350 | 81,578  | 194,002 |
| Asian            | 469    | 9,578   | 26,113  |
| Multiracial      | 189    | 2,302   | 6,269   |
| Other            | 13     | 483     | 1,536   |

| Housing         | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units     | 8,752  | 69,989  | 193,768 |
| Occupied        | 7,704  | 61,646  | 171,497 |
| Owner Occupied  | 3,304  | 22,608  | 66,519  |
| Renter Occupied | 4,400  | 39,038  | 104,978 |
| Vacant          | 1,048  | 8,342   | 22,271  |

| Age          | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| Ages 0 - 14  | 2,773  | 23,076  | 64,447  |
| Ages 15 - 24 | 2,600  | 32,569  | 67,829  |
| Ages 25 - 54 | 8,548  | 73,775  | 192,093 |
| Ages 55 - 64 | 2,115  | 15,825  | 42,690  |
| Ages 65+     | 2,497  | 15,723  | 48,096  |

| Income          | 1 Mile   | 3 Miles  | 5 Miles  |
|-----------------|----------|----------|----------|
| Median          | \$49,497 | \$67,003 | \$70,785 |
| Under \$15k     | 1,077    | 9,562    | 24,190   |
| \$15k - \$25k   | 596      | 4,131    | 10,928   |
| \$25k - \$35k   | 1,244    | 4,482    | 11,601   |
| \$35k - \$50k   | 961      | 5,682    | 16,458   |
| \$50k - \$75k   | 1,259    | 9,427    | 26,675   |
| \$75k - \$100k  | 872      | 8,020    | 21,127   |
| \$100k - \$150k | 729      | 8,691    | 24,106   |
| \$150k - \$200k | 390      | 4,965    | 12,859   |
| Over \$200k     | 576      | 6,686    | 23,551   |

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# PROFESSIONAL BIO

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## Ash Noorani

 (832) 455-6486  
 ash@cbanrealestate.com

Ash Noorani is a seasoned commercial real estate agent with 5 years of experience in the industry. Throughout his career, he has established himself as an expert in multifamily, retail centers, land, and gas station deals. He has a keen understanding of market trends, investment analysis, and negotiation strategies, which enables him to deliver superior results to his clients.

Prior to joining the commercial real estate industry, Ash spent 10 years in retail business, where he honed his sales and marketing skills. He has a deep understanding of the retail industry and has a keen eye for identifying opportunities that drive business growth. This experience also helps him to understand the unique needs of retail clients and tailor his approach to meet their specific requirements.

Throughout his career, Ash has built a reputation for his dedication to client satisfaction. He takes a consultative approach to real estate, working closely with his clients to understand their needs, goals, and priorities. He is committed to delivering exceptional service and achieving optimal outcomes for his clients.

If you are looking for a commercial real estate agent with expertise in multifamily, retail centers, land, and gas station deals, Ash is the professional you can trust. Contact him today to learn how he can help you achieve your real estate goals.

## DISCLAIMER

4906 HARRISBURG BOULEVARD



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